



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
JANUARY 16, 2020
9:00 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Loen Garrick, Administrative assistant
Christina Chaney, Administrative Assistant
Stacey Ramsey, Administrative Assistant
Antonio Wood, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Code Compliance Supervisor
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Officer
Stephen Bisch, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
James Fetter, Code Compliance Officer
Manuel Garcia, Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Linda Holloway, Senior Code Compliance Officer
Roberta Jones, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Karen Proto, Code Compliance Officer
Wilson Quintero, Senior Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
John Suarez, Code Compliance Officer
Laura Tooley, Landscape Plans Examiner
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE19062057: Joseph Peterson
CE17100600: Jeffrey Green
CE19081231: Delice Dejacmar
CE17100606; CE18062398; CE17100472; CE-19120614: Andrew Schein
CE19052094: Andras Vlaiss
CE-19110388; CE-1911036; CE-19110380; CE-19110377: Courtney Crush
CE19070215: Carlton Dixon
CE18010755: Konstantin Popov, Kyle Martinez
CE19070548: David Padilla
CE19050992; CE19050993: Timothy Henry
CE19081904: Arturo Bengochea
CE19050466: Pierre Edgard; Queena Phanor
CE19070853: Clinton Gordon
CE18090502: Sharon Lewis
CE19031966: Marva Glasper

CE19022244: Marcia Meyer
CE19091580: Shelby Smith; Alicia Bhambani
CE19072318: David Carcache
CE18020628: Sadinet Fertilien
CE19081100: Charles Arbour
CE19020417: Nehemya Sapir
CE19042568: Pravin Ramchandani
CE19070262; CE19070451: Kamil Moffatt
CE19062129: David Davis
CE18121420: Brittany Walker
CE19080854: Cesar Santos
CE19051195: Alizandro Moran
CE19021148; CE19070860: Leonardo Farias
CE19031857: Alyse Lemstrom
CE19071043: Lewis Moore
CE19041770: Manuel Alvarez; Rosa Rivera
CE19060256: Levoria Swanson
CE19070689: Darlene Sullivan
CE19041361: Robert Detorres
CE19070668: Donovan Daley; Jeff Hopfensperger
CE19032210: Stephen Siple
CE19091019: Roland Laforest
CE-19110063: James Barron
CE19100077: Isabel Rimanoczy
CE-19120614: Steven Howell
CE19071687: Kim Hong
CE19082156: Willie Spencer
CE18110181: Angela Ergon-Bluem

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE19020417

701 NW 21 TER

Owner: MMD PROPERTY INVESTMENTS LLC

This case was first heard on 4/18/19 to comply by 4/28/19 and 5/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$37,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said five violations remained and recommended imposition of the fines.

Nehemya Sapir, contractor, stated they had an active permit and they had repaired the exterior as much as possible. He requested a two-week extension.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: CE19081904

405 CORAL WAY

Owner: VIEIRA, CARLOS

Service was via posting at the property on 12/19/19 and at City Hall on 1/2/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR BARRIER WALLS THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-308(b)

COMPLIED

18-12(a)

COMPLIED

Officer Snyder presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Arturo Bengochea, architect, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE-19110063

2415 CASTILLA ISLE

Owner: BARRON, JAMES & DARLENE

Service was via posting at the property on 12/7/19 and at City Hall on 1/2/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS ON THE PROPERTY AND SWALE AREA. THERE IS TRASH, RUBBISH, LITTER AND DEBRIS ON THE PROPERTY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE19082077. THIS CASE SHALL BE SCHEDULED TO APPEAR BEFORE THE SPECIAL MAGISTRATE TO ESTABLISH A FINDING OF FACT THAT THE VIOLATION IS RECURRING.

Officer Snyder presented the case file into evidence, stated the violation was in compliance and requested a finding of fact that the violation had existed as cited.

James Barron, owner, said the property was under construction.

Ms. Flynn Found in favor of the City that the violation had existed as cited.

Case: CE17100472

534 HENDRICKS ISLE

Owner: BEXA LLC

This case was first heard on 2/15/18 to comply by 4/19/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$36,800 and the City was requesting a \$1,362 fine be imposed.

Stephanie Bass, Code Compliance Officer, recommended reducing the fines to \$1,362 to cover administrative costs.

Andrew Schein, attorney, agreed.

Ms. Flynn imposed a fine of \$1,362 for the time the property was out of compliance.

Case: CE18062398

200 HENDRICKS ISLE
Owner: FLL VENTURES LLC

This case was first heard on 11/1/18 to comply by 1/3/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,200 and the City was requesting a \$902 fine be imposed. Stephanie Bass, Code Compliance Officer, recommended reducing the fines to \$902 to cover administrative costs.

Andrew Schein, attorney agreed.

Ms. Flynn imposed a fine of \$902 for the time the property was out of compliance.

Case: CE17100606
196 HENDRICKS ISLE
Owner: FLL VENTURES LLC

This case was first heard on 3/15/18 to comply by 5/16/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,900 and the City was requesting an \$1,187 fine be imposed.

Stephanie Bass, Code Compliance Officer, recommended reducing the fines to \$1,187 to cover administrative costs.

Andrew Schein, attorney agreed.

Ms. Flynn imposed a fine of \$1,187 for the time the property was out of compliance.

Case: CE-19120614
2616 DELMAR PL
Owner: HOWELL, STEVEN

Service was via posting at the property on 12/31/19 and at City Hall on 1/2/20.

John Suarez, Code Compliance Officer, testified to the following violation(s):

47-19.3(h)

THERE IS A WATERCRAFT DOCKED ADJACENT TO RESIDENTIAL PROPERTY IN SUCH A POSITION THAT CAUSES IT TO EXTEND BEYOND THE SIDE SETBACK LINES. THIS IS A REPEAT VIOLATION; CASE CE19090859 WAS PRESENTED BEFORE THE SPECIAL MAGISTRATE ON 12/5/2019 AND MAGISTRATE PURDY FOUND THAT THE VIOLATION DID EXIST. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Suarez presented the case file into evidence and recommended imposing a \$500 per day fine, retroactive to December 9, 2019 and continuing until the property was in compliance.

Andrew Schein, attorney, stated the property had been found in compliance in December after the boat was moved. Their request for a variance had been denied by the Board of Adjustment on January 8 and they were working to correct the violation. He requested a 35-day extension.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days.

Case: CE19051195
1249 NW 18 ST
Owner: AMP PALM BEACH INVESTMENTS INC.

This case was first heard on 8/15/19 to comply by 8/25/19 and 9/12/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting a \$467 fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended reducing the fines to \$467 to cover administrative costs.

Alizandro Moran explained his efforts to comply and asked for a further reduction.

Ms. Flynn imposed a fine of \$467 for the time the property was out of compliance.

Case: CE-19110380 Citation
235 S FORT LAUDERDALE BEACH BLVD
Owner: 235 S FT LAUDERDALE BEACH LLC

This case was first heard on 11/8/19 to comply by 11/9/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,300 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended imposition of the fines.

Courtney Crush, attorney, said her client was confused regarding the citation and not called for reinspection. She requested a reduction of the fines to \$500.

Ms. Flynn imposed a fine of \$1,500 for the time the property was out of compliance.

Case: CE-19110388 Citation
219 S FORT LAUDERDALE BEACH BLVD
Owner: EL-AD FL BEACH CR LLC

This case was first heard on 11/8/19 to comply by 11/9/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended imposition of the fines.

Courtney Crush, attorney, requested a fine reduction.

Ms. Flynn imposed a fine of \$1,500 for the time the property was out of compliance.

Case: CE-19110377 Citation
239 S FORT LAUDERDALE BEACH BLVD
Owner: 237 S FT LAUDERDALE BEACH LLC

This case was first heard on 11/8/19 to comply by 11/9/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,900 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended imposition of the fines. He stated the business was using the signs as advertising.

Courtney Crush, attorney, requested a fine reduction.

Ms. Flynn imposed a fine of \$3,800 for the time the property was out of compliance.

Case: CE19031966
520 SW 29 AVE
Owner: GLASPER, MARVA

Service was via posting at the property on 12/12/19 and at City Hall on 1/2/20.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND

WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

Officer Jones presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Marva Glasper, owner, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE19070668

2007 NE 30 ST

Owner: FYFE, JOHN M

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Vaughn Malakius, Code Compliance Officer, said the property manager was working to comply.

Donovan Daley requested 28 days.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

Case: CE19052094

201 SW 7 AVE

Owner: SKY201 LLC

This case was first heard on 9/19/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,900 and the City was requesting a \$534 fine be imposed.

Gail Williams, Code Compliance Officer, recommended no fine be imposed because of how the owner had heled the tenant to comply.

Andras Vlaiss, agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: CE19022244

Request for Extension

521 SW 17 ST

Owner: MEYER, MARCIA

This case was first heard on 6/6/19 to comply by 8/8/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,650 and the City was requesting \$270.

Mike Sanguinetti, Code Compliance Officer, recommended reducing the fines to \$270.

Marcia Meyer, owner, waived her right to notice of a Massey Hearing and agreed to the fine reduction.

Ms. Flynn imposed a \$270 fine for the time the property was out of compliance.

Case: CE19062129

Request for Extension

1025 NW 11 AVE

Owner: DAVIS, DAVID DAVIS, JOHNNIE

This case was first heard on 11/7/19 to comply by 11/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$6,300.

David Davis, owner, requested 35 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE18121420

1107 NW 10 PL

Owner: WALKER, DONIAL WALKER, EDITH EST

This case was first heard on 6/20/19 to comply by 7/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,925 and the City was requesting an \$801 fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended reducing the fines to \$801 to cover administrative costs.

Brittany Walker requested a further reduction.

Ms. Flynn imposed a fine of \$450 for the time the property was out of compliance.

Case: CE19100077

Continuance

2449 SUGARLOAF LN

Owner: RIMANOCZY, ISABEL TURNER, JOSEPH E

James Fetter, Code Compliance Officer, testified to the following violation(s):

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS ON THIS
PROPERTY AND SWALE AREA.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Isabel Rimanoczy, owner, said this was a pollinator garden that had National Wildlife Federation certification. She had a plan to reduce the size of the pollinator garden and mow the overgrowth. She requested 30 days.

Laura Tooley, Landscape Plans Examiner, said she had met with Ms. Rimanoczy, and there was no reason she could not have a pollinator garden and comply with City code.

Ms. Flynn Found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day,.

Case: CE19082156

2856 SW 4 ST

Owner: SPENCER, WILLIE J

Service was via posting at the property on 1/4/20 and at City Hall on 1/2/20.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE ROTTED AND MISSING IN AREAS. THERE ARE AREAS OF THE EXTERIOR WALLS THAT ARE DIRTY AND STAINED AND MISSING PAINT.

9-280(h)(1) **COMPLIED**

THE CHAIN-LINK FENCE AT THIS PROPERTY IS DAMAGED AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BENT POLES AND MISSING CHAIN LINK IN AREAS OF THE FENCE.

9-304(b)

COMPLIED

Officer Rich presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day.

Willie Spencer, owner, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day.

Case: CE19060256

1820 NW 3 CT

Owner: SWANSON, LEVORIA

This case was first heard on 8/15/19 to comply by 10/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, recommended imposition of the fines.

Levoria Swanson, owner, said she had lost her job and could not afford to comply. She requested an extension.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE19091580

Citation

611 SE 3 AVE

Owner: 625 SE 3RD AVENUE LLC

%GREENBERG TRAURIG PA

This case was first heard on 9/26/19 to comply by 10/1/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,750 and the City was requesting a \$1,000 fine be imposed.

Lois Turowski, Code Compliance Officer, recommended reducing the fine to \$1,000.

Shelby Smith, property manager, said the property had been cited one week after the property was sold and the citation provided to the previous owner. He requested a further reduction and Officer Turowski suggested administrative costs of \$543.

Ms. Flynn imposed a fine of \$543 for the time the property was out of compliance.

Case: CE19091019

2227 NW 9 CT

Owner: RMBS REAL ESTATE INVESTMENT INC.

Service was via posting at the property on 12/31/19 and at City Hall on 1/2/20.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-280(g)

ELECTRICAL WIRES AND ACCESSORIES ARE NOT MAINTAINED IN A GOOD SAFE WORKING CONDITION. THE EXTERIOR LIGHT SOCKET AND LIGHT FIXTURES ARE NOT WORKING OR HAVE MISSING ACCESSORIES.

9-304(b)

THE DRIVEWAY ACCESS AISLES AT THIS PROPERTY ARE NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL THAT IS MISSING OR WORN THROUGH AND THERE ARE WEEDS GROWING THROUGH IT.

9-308(b)

THERE ARE TREE BRANCHES AND LANDSCAPE DEBRIS ON THE ROOF OF THIS PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO THE WALKWAY LEADING TO THE FRONT DOOR, WHICH IS IN A STATE OF DISREPAIR.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

18-1.

COMPLIED

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Roland Laforest, owner, said he had hired a contractor and requested 60 days.

Ms. Flynn Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE19070853

416 NW 15 WAY

Owner: ARNOLD, JAMES GORDON, CLINT

This case was first heard on 9/5/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting a \$359 fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended reducing the fines to \$359 to cover administrative costs.

Clinton Gordon, owner, requested a further reduction. He said he had acted to evict the tenant when she did not open a water account. He had also kept in touch with the inspector.

Ms. Flynn imposed a fine of \$150 for the time the property was out of compliance.

Case: CE17100600

Ordered to reappear

110 HENDRICKS ISLE

Owner: TERRACES OF THE ISLES OWNER ASSN. INC.

This case was first heard on 3/15/18 to comply by 6/14/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said all violations remained and recommended imposition of the fines.

Jeffrey Green said the permit applications had been submitted and requested an extension. Officer Snyder pointed out that the case was opened in October 2017. Mr. Green said the \$1 million project required an assessment to owners and bidding from contractors.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/19/20 hearing.

Case: CE19042568

711 CAROLINA AVE

Owner: TAH 2017-1 BORROWER LLC

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Code Compliance Officer, said the respondent had sent an email and photos stating the violations were in compliance. She recommended a 10-day extension to allow time for reinspection.

Pravin Ramchandran agreed to the extension.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

Case: CE19032210

2124 BAYVIEW DR

Owner: SIPILET, STEPHEN I

This case was first heard on 9/5/19 to comply by 12/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting a \$534 fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$534 to cover administrative costs.

Stephen Siplet, owner, agreed.

Ms. Flynn imposed a fine of \$534 for the time the property was out of compliance.

Case: CE19071687

2624 N OCEAN BLVD

Owner: NGUYEN, THI DANG

Service was via posting at the property on 12/7/19 and at City Hall on 1/2/20.

Will Snyder, Code Compliance Officer, testified to the following violation:

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITHOUT THE
REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Kim Hong, power of attorney, said the owner had purchased the property in July with a tenant who had a lease until March 2020. It was the tenant who was subletting the property for the vacation rentals. The tenant had informed Ms. Hong that he was applying for the necessary documents but he had not, so Ms. Hong had obtained an application and would apply himself. The tenant said he had taken the property off the vacation rental market and Ms. Hong would provide the affidavit.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19071043

1601 NW 10 AVE

Owner: MOORE, LEWIS & LA'FAYE

Service was via posting at the property on 12/26/19 and at City Hall on 1/2/20.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL
PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE
AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING
PAINT.

18-1.

COMPLIED

9-304(b) **COMPLIED**

THERE ARE VEHICLES PARKED ON THE LAWN AREA.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day.

Lewis Moore, owner, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day.

Case: CE19080854

1130 PARK DR

Owner: SANTOS, CESAR TAVERAS DE SANTOS, GILMARYS

Service was via posting at the property on 12/16/19 and at City Hall on 1/2/20.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND
WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND
COVER, INCLUDING THE SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

47-21.16.A.
COMPLIED

Officer Koloian presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Cesar Santos, owner, requested 60 days.

Ms. Flynn Found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

Case: CE19041770

1606 NW 13 CT

Owner: RIVERA, HILDA

This case was first heard on 8/15/19 to comply by 8/25/19 and 10/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Steven Bisch, Code Compliance Officer, stated two violations remained. He recommended a 49-day extension.

Manuel Alvarez, the owner's brother, agreed.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

Case: CE19070689

1851 NE 46 ST

Owner: SAAPAZ BEACH PROPERTIES LLC

This case was first heard on 9/5/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$71,400 and the City was requesting imposition of the full fines.

Vaughn Malakius, Code Compliance Officer, said the property was now in compliance and recommended imposition of the fines.

Darlene Sullivan, neighbor, said this was a vacation rental and the property was constantly strewn with trash and the bins were put out on the wrong days. Officer Malakius said the City could address this when the vacation rental license was up for renewal.

Ms. Flynn imposed the \$71,400 fine.

Case: CE19041361

1883 SW 21 ST

Owner: CRP LMC PROP CO LLC

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mike Sanguinetti, Code Compliance Officer, said the violation remained.

Robert Detorres, representative, stated they had begun demolition on January 3 and requested 30 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

The following two cases for the same owner, at the same address, were heard together:

Case: CE19070451

824 NW 19 AVE

Owner: BOSKET, MATTIE L

This case was first heard on 9/5/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$29,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said the violations remained.

Kamil Moffatt, the owner's son, said the owner had cancer and he was trying to address the violations for her. He wanted to put down rocks for a parking area in the swale to accommodate the number of family members visiting.

Stephanie Bass, Code Compliance Officer, stated she had met with Mr. Moffatt a couple of weeks ago and explained what needed to be done. She said the swale could not be filled with rocks; it must have living ground cover. She said Mr. Moffatt had made significant progress with the other violations. Officer Caracas agreed, but said there was still trash stored, as well as the unlicensed vehicle, on the property. Officer Bass recommended a 35-day extension for both cases.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/20/20 hearing.

Case: CE19070262

824 NW 19 AVE

Owner: BOSKET, MATTIE L

This case was first heard on 9/5/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said the violation remained.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/20/20 hearing.

Case: CE19081231

170 GEORGIA AVE

Owner: DELICE, DEJACMAR

Service was via posting at the property on 12/26/19 and at City Hall on 1/2/20.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE AREA.

9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

47-39.A.1.b.(6)(b)

THERE ARE COOLERS, BUCKETS, CONTAINERS, TIRES AND OTHER MISCELLANEOUS ITEMS BEING STORED AT THIS RS-6.7 ZONED RESIDENTIAL DISTRICT WHICH IS AN UNPERMITTED LAND USE PER ULDR SECTION 47-39.A.11.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE BROKEN WINDOWS IN THE FRONT AND ON THE SIDE OF THE HOUSE.

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN AREA. THE DRIVEWAY IS NOT MAINTAINED IN WELL GRADED CONDITION. THE PAVERS ARE BROKEN AND OR MISSING.

47-39.A.1.b.(6)(a)

COMPLIED

9-279(f)

COMPLIED

Officer Koloian presented the case file into evidence and recommended ordering compliance with 47-39.A.1.b.(6)(b) within 10 days and with the remaining violation within 49 days or a fine of \$50 per day, per violation.

Delice Dejacmar, owner, agreed. He said the first contractor had taken \$15,000 from him and not done the work and he had hired a new one.

Ms. Flynn Found in favor of the City and ordered compliance with 47-39.A.1.b.(6)(b) within 10 days and with the remaining violation within 49 days or a fine of \$50 per day, per violation.

The following two cases for the same owner were heard together:

Case: CE19050992

403 SW 17 ST

Owner: BOCA ISLAND LLC

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mike Sanguinetti, Code Compliance Officer, stated the violations remained.

Timothy Henry, representative, said they were in the approval process.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE19050993

407 SW 17 ST

Owner: BOCA ISLAND LLC

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mike Sanguinetti, Code Compliance Officer, stated the violations remained.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE18010755

314 ISLE OF CAPRI DR

Owner: POPOV, KONSTANTIN

This case was first heard on 5/17/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,000 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$2,000.

Konstantin Popov, owner, requested a reduction to \$1,500.

Kyle Martinez, contractor, said they had needed to go through the Army Corps of Engineers and the Department of Environmental Protection, so the process had taken some time.

Officer Snyder stated the City's administrative costs totaled \$1,344.

Ms. Flynn imposed a fine of \$1,500 for the time the property was out of compliance.

Case: CE19050466

408 SW 25 TER

Owner: PIERRE, EDGARD & MARLEINE

Service was via posting at the property on 12/26/19 and at City Hall on 1/2/20.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

18-1.

THERE IS STORAGE UNDER THE CARPORT, CONSISTING OF A REFRIGERATOR, INDOOR FURNITURE AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY, THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A NON-PERMITTED USE IN AN RS-8 ZONED PROPERTY PER ULDR SECTION 47-5.31.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

9-304(b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. IT IS NOT WELL GRADED, DEFINED, AND HAS WEEDS GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE.

-
9-278(e)
COMPLIED

9-280(b)
COMPLIED

9-280(h)(1)
COMPLIED

Officer Koloian presented the case file into evidence and recommended ordering compliance with 18-1 and 18-12(a) within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Queena Phanor, the owner's niece, said her uncle was trying to pay off the property and she would help ensure the violations were corrected. She requested more time.

Ms. Flynn Found in favor of the City and ordered compliance with 18-1 and 18-12(a) within 10 days and with the remaining violations within 63 days or a fine of \$25 per day, per violation.

Case: CE19031857 Request for Extension
1465 NW 6 ST
Owner: JAMES, LARRY G

This case was first heard on 6/20/19 to comply by 8/8/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said he would not object to a 35-day extension.

Alyse Lemstrom, property manager, said the building was being demolished. She anticipated this would be done in 60-90 days.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE18090502
510 NW 24 AVE, # 48
Owner: SUMMER LAKE VILLAS LLC

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Roberta Jones, Code Compliance Officer, stated one violation remained: the landscaping.

Sharon Lewis, representative, said grass would require a sprinkler system but the owners had no more money to put into the property; they had already invested more than \$40,000 to comply the other violations.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE19062057
15 SE 25 ST
Owner: FEDERAL 627 N LLC

This case was first heard on 9/5/19 to comply by 12/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Code Compliance Officer, recommended a 35-day extension, and requiring the respondent to attend the 2/20/20 hearing.

Joseph Peterson agreed.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/20/20 hearing .

Case: CE18020628

649 NW 15 ST

Owner: FERTILIEN, SADINET

This case was first heard on 6/21/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,100 and the City was requesting a \$2,207 fine be imposed.

Steven Bisch, Code Compliance Officer, recommended reducing the fines to \$2,207.

Sadinet Fertilien, owner, said he had fought with he insurance company regarding repairs. He requested a further fine reduction.

Officer Bisch stated administrative costs totaled \$1,197.

Ms. Flynn imposed a fine of \$1,200 for the time the property was out of compliance.

Case: CE19070548

330 CAROLINA AVE

Owner: PADILLA, DAVID

Service was via posting at the property on 12/20/19 and at City Hall on 1/2/20.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

47-39.A.1.b.(6)(b)

THERE IS OUTDOOR STORAGE CONSISTING OF: CONTAINERS, WOOD, A TRAILER FULL OF STORAGE, BUCKETS AND OTHER MISCELLANEOUS ITEMS WHICH IS AN UNPERMITTED LAND USE IN THIS RS-6.7 ZONED DISTRICT PER SECTION 47-39.A.11.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE AREA.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

18-4(c)

THERE IS A DERELICT VEHICLE AND/OR TRAILER ON THE PROPERTY.

18-1. **COMPLIED**

THERE IS STORAGE UNDER THE PORCH CONSISTING OF: CAR SEATS, BAGS, CARDBOARD, COMPUTERS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A

BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A NON-PERMITTED USE IN THIS RS6-7 ZONED DISTRICT PER ULDR SECTION 47-39.A.11.

9-304(b) **COMPLIED**

THE PAVED DRIVEWAY IS IN DISREPAIR. DRIVEWAY IS NOT WELL GRADED AND HAS WEEDS GROWING THROUGH IT.

Officer Koloian presented the case file into evidence and recommended ordering compliance with 47-39.A.1.b.(6)(b) and 18-4(c) within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Officer Caracas acted as translator from Spanish to English for David Padilla, owner. Mr. Padilla indicated he could comply in the time periods stated by Officer Koloian.

Ms. Flynn Found in favor of the City and ordered compliance with 47-39.A.1.b.(6)(b) and 18-4(c) within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE18110181

4761 NE 28 AVE

Owner: ERGON-BLUEM, ANGELA

This case was first heard on 2/21/19 to comply by 4/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,800 and the City was requesting a \$534 fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$534 to cover administrative costs.

Angela Ergon-Bluem, owner, agreed.

Ms. Flynn imposed a fine of \$534 for the time the property was out of compliance.

Case: CE19072318

637 NW 15 TER

Owner: CANDO MIAMI LLC

This case was first heard on 9/19/19 to comply by 9/29/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Roberta Jones, Code Compliance Officer, said there was still trash and tree debris on the property. She recommended imposition of the fines.

David Carcache, representative, said the owner had just purchased the property recently. He said they believed the property was in compliance and requested 10 days for a reinspection.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

Case: CE19070215

300 SW 31 AVE

Owner: DIXON, CARLTON A

This case was first heard on 8/15/19 to comply by 8/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,050 and the City was requesting a \$1,380 fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended reducing the fines to \$1,380.

Carlton Dixon, owner, requested a further reduction.

Officer Koloian stated administrative costs totaled \$534.

Ms. Flynn imposed a fine of \$650 for the time the property was out of compliance.

Case: CE19070860

1706 NW 14 AVE

Owner: FYR SFR BORROWER LLC %HAVENBROOK HOMES

Service was via posting at the property on 12/27/19 and at City Hall on 1/2/20.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

18-4(c)

THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY.

9-304(b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17101724. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF TRASH, SCRAP AND OTHER ITEMS PILED UP ON A UTILITY TRAILER ON THE PROPERTY. THIS IS A NON PERMITTED USE IN AN RS-8 ZONED PROPERTY PER ULDR SECTION 47-5.11.

47-34.4 B.1.

THERE ARE TRAILERS BEING OPENLY PARKED AND STORED OVERNIGHT ON THIS RS-8 ZONED PROPERTY.

Officer Holloway presented the case file into evidence and recommended ordering compliance with 9-306 within 35 days and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Leonardo Farias agreed.

Ms. Flynn Found in favor of the City and ordered compliance with 9-306 within 35 days and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Case: CE19021148

1340 NW 19 AVE

Owner: FYR SFR BORROWER LLC %HAVENBROOK HOMES

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Linda Holloway, Senior Code Compliance Officer, recommended imposition of the fines.

Leonardo Farias said the driveway permit application was in plan review and requested 30 days.

Officer Holloway recommended 42 days.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE19081100

666 W BROWARD BLVD

Owner: BURGER KING CORP #43 %RYAN

Service was via posting at the property on 12/26/19 and at City Hall on 1/2/20.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

18-12(a)

THERE IS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-20.20.H.

THE PARKING LOT IS NOT BEING KEPT IN A GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS, WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING. THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPE.

9-313.(a)

ADDRESS NUMBERS ARE NOT PROPERLY DISPLAYED ON THIS PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1)

THE CHAIN LINK FENCE LOCATED ALONG THE DRIVE THROUGH AREA AT THIS PROPERTY IS FALLING, MISSING AND THE TOP BAR IS BENT AND BROKEN. FENCING IS NOT SECURED IN AREAS AND NOT BEING MAINTAINED IN GOOD REPAIR.

9-306

THE EXTERIOR BUILDING PARTS AND WALLS LOCATED AT THE REAR DRIVE THROUGH HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-280(b)

WITHDRAWN

Officer Caracas presented the case file into evidence and recommended ordering compliance with 18-12(a) and 9-313(a). within 10 days and the remaining violations within 35 days or a fine of \$250 per day, per violation.

Charles Arbour said the property was being remodeled and the parking lot would be torn up. They were in the permit process now.

Officer Caracas suggested ordering compliance with 18-12(a) and 9-313(a). within 10 days and the remaining violations within 63 days.

Ms. Flynn Found in favor of the City and ordered compliance with 18-12(a) and 9-313(a). within 10 days and the

remaining violations within 63 days or a fine of \$250 per day, per violation.

Case: CE19091260

1816 NW 24 TER

Owner: CHASE OF FL 1 LLC

Service was via posting at the property on 12/30/19 and at City Hall on 1/2/20.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE LAWN AREA.

47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING FURNITURE, CAR PARTS AND TIRES, WHICH IS A NON-PERMITTED LAND USE IN RS-8 ZONING PER ULDR TABLE 47-5.11.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

Officer Gibson presented the case file into evidence and recommended ordering compliance with 9-304(b) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance with 9-304(b) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE18051895

5136 NE 26 AVE

Owner: SAUVE, KELLY LYNN WHITE, GRANT RICHARD

Service was via posting at the property on 12/13/19 and at City Hall on 1/2/20.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

8-91.(c)

THE DOCK AND PILING(S) AT THIS LOCATION ARE IN DISREPAIR. THE PILING(S) AND A SECTION OF THE DOCK ARE NO LONGER SECURE AND IS FALLING INTO THE WATER.

47-19.3.(f)(4)

Complied

Officer Holloway presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE19061667

1113 NW 11 PL
Owner: COKLEY, JAMES JR

Service was via posting at the property on 12/17/19 and at City Hall on 1/2/20.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

9-308(a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR AND ROTTED FROM FIRE DAMAGED. THERE ARE AREAS OF THE EXTERIOR WALLS, FASCIA AND SOFFITS THAT HAVE STAINS AND MISSING AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO DETERIORATED OR BROKEN WINDOWS, DETERIORATED OR MISSING EXTERIOR DOOR(S).

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

9-280(g)

ELECTRICAL WIRES AND ACCESSORIES ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO EXTERIOR LIGHTING AND FIXTURES DUE TO FIRE DAMAGE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN AND THE LINKS AND POLES ARE BENT. THERE ARE MISSING PARTS OF THE FENCE.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and the remaining violations within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance with 18-12(a) within 10 days and the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE19080370

2500 NW 16 CT

Owner: MCFADDEN, BERNICE EST

Service was via posting at the property on 12/17/19 and at City Hall on 1/2/20.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

9-308(b)

THERE ARE TRASH, DEBRIS AND MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR WALLS, FASCIA AND SOFFITS THAT HAVE STAINS AND MISSING AND PEELING PAINT.

47-34.1.A.1.

COMPLIED

9-313.(a)

COMPLIED

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE-19110685

2201 NW 6 CT

Owner: THOMAS, JEFFREY L

Service was via posting at the property on 12/19/19 and at City Hall on 1/2/20.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

18-4(c)

THERE ARE DERELICT VEHICLES PARKED/STORED ON THE PROPERTY.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: ENF-CODE-19100404

1617 NW 7 PL

Owner: SCHMIDT, THOMAS M

Service was via posting at the property on 12/26/19 and at City Hall on 1/2/20.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

Case: CE-19110154

1801 NW 26 AVE

Owner: WILLIAMS, TERESA EQLE; WILLIAMS, PHIL EST

Service was via posting at the property on 11/27/19 and at City Hall on 1/2/20.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

9-279(f)

THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.

Officer Proto presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day.

Case: CE-19110955

2325 NW 15 CT

Owner: 2325 DILLARD LAND TR; GARCIA, LILIANA TRUSTEE

Service was via posting at the property on 12/12/19 and at City Hall on 1/2/20.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

9-279(f)

THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.

Officer Proto presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day.

Case: ENF-CODE-19100538

1831 NW 28 AVE

Owner: KINNEL, ISABELL EST

Service was via posting at the property on 11/27/19 and at City Hall on 1/2/20.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

9-280(b)

THERE ARE TWO BROKEN WINDOWS ON THE PROPERTY THAT NEEDS TO BE REPAIRED.

9-279(f)

THERE IS NO WATER SERVICE TO THE OCCUPIED PROPERTY.

9-313.(a)

COMPLIED

Officer Proto presented the case file into evidence and recommended ordering compliance with 9-279(f) within 7 days or a fine of \$100 per day and with 9-280(b) within 14 days or a fine of \$25 per day.

Ms. Flynn Found in favor of the City and ordered compliance with 9-279(f) within 7 days or a fine of \$100 per day and with 9-280(b) within 14 days or a fine of \$25 per day.

Case: CE19071973

2709 NW 20 ST

Owner: MCCUTCHEN, LOUIS N

Service was via posting at the property on 1/4/20 and at City Hall on 1/2/20.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):

18-4(c)

THERE ARE MULTIPLE DERELICT AND UNLICENSED BOATS, TRAILERS AND VEHICLES ON THE PROPERTY.

9-280(b)

THE CONCRETE WALL AND FENCE IS NOT BEING MAINTAINED AS REQUIRED. THERE IS DIRTY AND DISCOLORED PAINT ON THE WALL AND FENCE.

9-280(h)(1)

THE IRON FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS NOT PROPERLY SECURE INTO ITS FOUNDATION WHICH IS CAUSING IT TO LEAN.

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN AT THIS LOCATION.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

BCZ 39-275(6)(b)

THERE IS OUTDOOR STORAGE THROUGHOUT THE PROPERTY CONSISTING OF, BUT NOT LIMITED TO: PLYWOOD, BUCKETS, CONTAINERS, TIRES AND OTHER MISCELLANEOUS ITEMS.

BCZ 39-275(7)(a)

THERE ARE MULTIPLE COMMERCIAL VEHICLES PARKED AND STORED ON THE PROPERTY: TRAILERS, SEMI TRUCKS AND MORE THAN ONE BOAT WHICH IS NOT PERMITTED AS PER ZONING REQUIREMENTS FOR RD-10 COUNTY ZONED PROPERTY.

18-1.

WITHDRAWN

9-278(e)

COMPLIED.

Officer Rich presented the case file into evidence and recommended ordering compliance with 18-4(c) and 9-304(b) within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance with 18-4(c) and 9-304(b) within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE19100099

1060 IROQUOIS AVE

Owner: THOMAS, SHERRELL

Service was via posting at the property on 1/4/20 and at City Hall on 1/2/20.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):

9-304(b)

THERE IS A TRAILER PARKED ON THE LAWN AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-306

THERE IS MISSING, PEELING AND DIRTY PAINT ON THE STRUCTURE OF THIS DWELLING, INCLUDING BUT NOT LIMITED TO FASCIA AND FRONT WALLS.

18-4(a)

COMPLIED

Officer Rich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: ENF-CODE-19100197

2281 SW 26 AVE

Owner: BANK OF NEW YORK MELLON TRUSTEE;
% NEW PENN FINANCIAL LLC

Service was via posting at the property on 1/4/20 and at City Hall on 1/2/20.

Manuel Garcia, Code Compliance Officer, testified to the following violation(s):

9-308(b)

THERE IS TRASH, DEBRIS AND OTHER ELEMENTS ON THE ROOF OF THIS PROPERTY.

9-308(a)

COMPLIED

47-34.1.A.1.

COMPLIED

Officer Garcia presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE19022059

2840 NW 18 CT

Owner: MCCORMICK, ROSLYN

Personal service was made on 12/27/19. Service was also via posting at City Hall on 1/2/20.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-280(b) **COMPLIED**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FASCIA BOARDS ARE ROTTEN AND UNPAINTED.

9-304(b) **COMPLIED**

THERE ARE VEHICLES AND TRAILER(S) PARKED ON THE GRASS.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE19041001

3400 BERKELEY BLVD

Owner: BALAM, ANDREW

Service was via posting at the property on 12/26/19 and at City Hall on 1/2/20.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND THE SWALE AREAS.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

18-1.

COMPLIED

9-306

COMPLIED

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance with 18-12(a) within 10 days and 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Case: CE19062029

720 NW 4 AVE

Owner: TESTA, CENTORAMI, POLISENA LLLP

Service was via posting at the property on 12/26/19 and at City Hall on 1/2/20.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND WHEEL STOPS ARE NOT ANCHORED PROPERLY. SURFACE MARKINGS ARE FADED OR MISSING.

9-305(b)

COMPLIED

18-4(c)
COMPLIED

Officer Jones presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE19072121

2510 NW 16 ST

Owner: VICTOR, GERARD

Service was via posting at the property on 12/12/19 and at City Hall on 1/2/20.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE FRONT EXTERIOR THAT HAVE RUST AND WATER STAINS.

9-280(h)(1) **WITHDRAWN**

THE WHITE PRIVACY FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS WATER AND RUST STAINS.

Officer Jones presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE19072130

1808 NW 7 AVE

Owner: PETRANICK, STEVEN G

Service was via posting at the property on 12/31/19 and at City Hall on 1/2/20.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

47-34.1.A.1.

COMPLIED

18-12(a) **COMPLIED**

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS ON THIS PROPERTY AND SWALE AREA.

9-280(h)(1) **COMPLIED**

THE WOODEN FENCE ON THE SOUTH SIDE OF THIS PROPERTY HAS LOOSE AND BROKEN SLATS.

Officer Bisch presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE19100052

1045 NW 5 AVE

Owner: DARGENSON, YVENOLINE

Service was via posting at the property on 12/31/19 and at City Hall on 1/2/20.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):

47-20.20.H.

THE PARKING LOT IS NOT BEING KEPT IN A GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS, WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING. THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: BARRELS, APPLIANCES, TIRES, FURNITURE AND OTHER ITEMS. THIS IS A NON-PERMITTED LAND USE IN THIS RD-15 ZONED DISTRICT PER SECTION 47-5.12.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER, AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

18-4(c)

COMPLIED

9-313.(a) **COMPLIED**

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET AND PROPERLY DISPLAYED ON THIS PROPERTY.

9-304(b)

COMPLIED

Officer Bisch presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE19081835

1113 NW 11 PL

Owner: COKLEY, JAMES JR

Service was via posting at the property on 12/17/19 and at City Hall on 1/2/20.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

18-11(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT

PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT
MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC
NUISANCE.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE19091229

1151 PARK DR

Owner: SANTOS, ESTEBAN ROSA AMBROCIA, NIDIA

Service was via posting at the property on 12/27/19 and at City Hall on 1/2/20.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE IS NOT BEING
MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER.

9-280(h)(1)

THE CHAIN LINK AND WOOD FENCES AT THIS PROPERTY ARE IN DISREPAIR AND
ARE NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING SUPPORT
POSTS, DAMAGED/MISSING CHAIN LINK AND DAMAGED/MISSING WOOD SLATS.

9-305(a)

COMPLIED

47-39.A.1.b.(7)(a)1. **COMPLIED**

THERE ARE MULTIPLE COMMERCIAL VEHICLES PARKED/STORED IN THE SIDE
YARD OF THE PROPERTY, PER THIS RS-6.7 ZONING DISTRICT, ONE
COMMERCIAL VEHICLE IS ALLOWED COMPLETELY HIDDEN FROM VIEW OF ALL
ADJACENT PROPERTIES.

47-39.A.1.b.(9)(c)

COMPLIED

47-39.A.1.b.(6)(b) **COMPLIED**

THERE IS STORAGE CONSISTING OF BUT NOT LIMITED TO: LADDERS, BUCKETS,
PALLETES AND OTHER MISCELLANEOUS ITEMS ON THIS RS-6.7 ZONED PROPERTY
WHERE OUTDOOR STORAGE IS PROHIBITED.

25-7(a)

COMPLIED

9-304(b)

COMPLIED

Officer Holloway presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation.

Case: CE19042569

751 CAROLINA AVE

Owner: SRP SUB LLC

Service was via posting at the property on 12/20/19 and at City Hall on 1/2/20.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

18-4(c)

THERE IS A DERELICT VEHICLE AND TRAILER ON THE PROPERTY.

47-39.A.1.b.(9)(e)1.

NOT MORE THAN ONE BOAT IS PERMITTED TO BE PARKED OR STORED OUTSIDE OF A GARAGE OR FULLY ENCLOSED BUILDING.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE HAS MISSING AND BROKEN SLATS.

9-304(b)

THERE ARE VEHICLES AND SEVERAL BOATS ON TRAILERS PARKED ON THE GRASS.

9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

47-39.A.1.b.(6)(b)

THERE IS OUTDOOR STORAGE CONSISTING OF, A CONTAINER, AND A SECTION OF WOOD FENCE. THIS IS AN UNPERMITTED LAND USE PER ULDR SECTION 47-39.A.11.

Officer Koloian presented the case file into evidence and recommended ordering compliance with 18-4(C) and 47-39.A.1.b.(6)(b) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance with 18-4(C) and 47-39.A.1.b.(6)(b) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE19072372

1243 SW 37 AVE

Owner: AKERBLOM, CARL E

Service was via posting at the property on 12/17/19 and at City Hall on 1/2/20.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

47-39.A.1.b.(6)(b)
COMPLIED

9-305(b)
COMPLIED

Officer Koloian presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

Case: CE19061671

130 FLORIDA AVE
Owner: SRP SUB LLC

Service was via posting at the property on 12/26/19 and at City Hall on 1/2/20.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE AREA.

9-306
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

18-1. **COMPLIED**

47-39.A.1.b.(6)(b)
COMPLIED

18-4(c)
COMPLIED

Officer Koloian presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation.

Case: CE19080868

399 FLORIDA AVE
Owner: SRP SUB LLC

Service was via posting at the property on 12/16/19 and at City Hall on 1/2/20.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE AREA.

9-304(b)
PAVED DRIVEWAY IS IN DISREPAIR. THERE ARE POTHOLES AND CRACKS AND IT

IS NOT WELL GRADED.

9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT, INCLUDING THE RETAINING WALL IN FRONT OF PROPERTY.

47-39.A.1.b.(6)(b)

THERE IS OUTSIDE STORAGE CONSISTING OF: FURNITURE, TARPS, TIRES, CONTAINERS, WOOD, AND OTHER MISCELLANEOUS ITEMS WHICH IS A PROHIBITED LAND USE IN THIS RS-6.7 ZONED DISTRICT PER ULDR SECTION 47-39.A.11.

18-1. **COMPLIED**

18-4(c)

COMPLIED

Officer Koloian presented the case file into evidence and recommended ordering compliance with 47-39.A.1.b.(6)(b) within 10 days and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance with 47-39.A.1.b.(6)(b) within 10 days and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Case: CE-19110625

591 SW 27 AVE

Owner: 27TH AVENUE PROPERTIES LLC

Service was via posting at the property on 12/26/19 and at City Hall on 1/2/20.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

47-20.20.F. **COMPLIED**

18-12(a) **COMPLIED**

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS, WEEDS, TRASH AND DEBRIS ON THE PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION, PREVIOUS CASE NUMBER CE18111365. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

47-22.9. **COMPLIED**

THERE IS UNPERMITTED SIGNAGE AT THIS PROPERTY. THIS IS A RECURRING VIOLATION, PREVIOUS CASE NUMBER CE18111365. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

47-34.1.A.1. **COMPLIED**

47-21.16.A. **COMPLIED**

9-307(b) **COMPLIED**

9-280(b) **COMPLIED**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS AN ENCLOSED DOOR WHICH HAS ROTTED WOOD. THIS IS A RECURRING VIOLATION, PREVIOUS CASE NUMBER CE18111365. THIS CASE

WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

15-28 **COMPLIED**

Officer Koloian presented the case file into evidence, stated all violations were now in compliance and requested a finding of fact that violations 18-12(a), 47-22.9. and 9-280(b) had existed as cited.

Ms. Flynn Found in favor of the City that violations 18-12(a), 47-22.9. and 9-280(b) had existed as cited.

Case: ENF-CODE-19100516

2431 DELMAR PL

Owner: SENDOWSKI, JANUSZ; SENDOWSKI, PAMELA

Service was via posting at the property on 12/17/19 and at City Hall on 1/2/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

47-19.3.H

THERE IS A VESSEL DOCKED AT THIS RS-4.4 RESIDENTIAL PROPERTY THAT EXTENDS BEYOND THE 10' SIDE YARD SETBACKS.

Officer Snyder presented the case file into evidence, stated the property was in compliance and requested a finding of fact that the violation had existed as cited.

Ms. Flynn Found in favor of the City that the violation had existed as cited.

Case: CE19080890

Stipulated Agreement

1515 SW 25 AVE

Owner: DUBOIS, JEREMY

Violations: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)
THERE ARE VEHICLES PARKED ON THE LAWN AREA.

9-313.(a)
COMPLIED

24-27.(b)
COMPLIED

9-306
COMPLIED

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$50 per day, per violation.

Ms. Flynn approved the stipulated agreement, found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE19091251

1381 SW 25 AVE

Owner: ROBALINO, DIEGO SANCHEZ, TANIA

Service was via posting at the property on 11/27/19 and at City Hall on 1/2/20.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

18-4(c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY, AT THE REAR AND FRONT OF THE DWELLING WHICH ARE VISIBLE FROM THE RIGHT OF WAY.

47-34.4 B.1.

THERE ARE DERELICT VEHICLES BEING OPENLY PARKED/STORED OVERNIGHT ON THIS RS-8 ZONED PROPERTY.

9-304(b)

THERE ARE VEHICLES PARKED ON THE REAR AND IN THE FRONT LAWN AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

COMPLIED

9-308(a)

COMPLIED

9-308(b)

COMPLIED

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE19091314

Stipulated Agreement

1308 SW 22 TER

Owner: RUSSO, LOUIS H/E RUSSO, JEILY

Violations:

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

47-34.4 B.1.

THERE ARE DERELICT VEHICLES BEING OPENLY PARKED/STORED OVERNIGHT ON THIS RD-15 ZONED PROPERTY, INCLUDING BUT NOT LIMITED TO VEHICLES WITH EXPIRED TAGS, COVERED WITH TARP, FLAT TIRE(S).

9-305(a) **COMPLIED**

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT.

9-304(b)
COMPLIED

47-34.1.A.1. **COMPLIED**
THERE ARE NON-PERMITTED ITEMS STORED ON THIS RESIDENTIAL DWELLING IN
PLAIN VIEW FROM THE RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO
TOOLS, TABLE, AND A LADDER AGAINST THE ROOF, WHICH IS A
NON-PERMITTED LAND USE IN RD-15 ZONING PER ULDR TABLE 47-5.12.

The City had a stipulated agreement with the owner to comply within 49 days or a fine of \$25 per day, per violation.

Ms. Flynn approved the stipulated agreement, found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

Case: CE19100092

1950 MIAMI RD

Owner: SOFIA BELLA PROPERTIES INC

Service was via posting at the property on 11/27/19 and at City Hall on 1/2/20.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

47-19.1 C.
THIS UNDEVELOPED PARCEL (VACANT LOT) IS BEING UTILIZE FOR AN
ACCESSORY USE WITHOUT A PRINCIPAL USE. IT IS CURRENTLY BEING USED
AS A PARKING LOT.

18-12(a)
COMPLIED

47-19.2.GG.1.a.
COMPLIED

9-306
COMPLIED

Officer Quintero presented the case file into evidence and recommended ordering compliance within 70 days or a fine of \$250 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 70 days or a fine of \$250 per day.

Case: CE-19110323

Stipulated Agreement

1400 SW 15 AVE

Owner: NEW RIVER HAVEN CORP

Violation:

15-272.(a)
THIS PROPERTY IS OPERATING A VACATION RENTAL WITHOUT THE REQUIRED
CERTIFICATE ON FILE.

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$250 per day.

Ms. Flynn approved the stipulated agreement, found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19021735

1515 SEABREEZE BLVD

Owner: EHRING, GUY

This case was first heard on 8/15/19 to comply by 9/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$28,000 fine, which would continue to accrue until the property was in compliance.

Case: CE19050451

204 NW 17 CT

Owner: KEYSTONE HALLS INC

This case was first heard on 9/5/19 to comply by 12/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,200 fine, which would continue to accrue until the property was in compliance.

Case: CE19022176

1810 NW 9 ST

Owner: DAMES, TED

This case was first heard on 5/16/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,800 and the City was requesting a \$1,400 fine be imposed.

Ms. Flynn imposed a fine of \$1,400 for the time the property was out of compliance.

Case: CE19060535

3431 SW 13 CT

Owner: HARDING FLA LLC

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,900 fine, which would continue to accrue until the property was in compliance.

Case: CE19072242

316 SW 14 CT

Owner: BARBER, BRUCE R

This case was first heard on 9/5/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,900 fine, which would continue to accrue until the property was in compliance.

Case: CE19071437

410 SW 30 TER

Owner: SMITH, LORRAINE E

This case was first heard on 9/19/19 to comply by 9/29/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,450 fine, which would continue to accrue until the property was in compliance.

Case: CE19061062

1801 SW 12 ST

Owner: NER YITZCHAK OF HIGHLAND LAKES INC.

This case was first heard on 9/5/19 to comply by 9/19/19 and 11/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,150 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,150 fine.

Case: CE19011708

204 NW 17 CT

Owner: KEYSTONE HALLS INC.

This case was first heard on 5/16/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,200 and the City was requesting a 91-day extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE19011713

200 NW 17 CT

Owner: KEYSTONE HALLS INC.

This case was first heard on 5/16/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,200 and the City was requesting a 91-day extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE19041925

1636 NW 6 AVE

Owner: MR COOPER %NATIONSTAR MORTGAGE LLC

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,300 and the City was requesting a \$221 fine be imposed.

Ms. Flynn imposed a fine of \$221 for the time the property was out of compliance.

Case: CE19030938

1606 NW 14 CT

Owner: LOGICORP ENTERPRISES INC.

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$17,850 fine, which would continue to accrue until the property was in compliance.

Case: CE19031702

2305 NW 9 CT

Owner: FAMILY LAND TRUST #2305 RIGGS, JERRY TRUSTEE

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,950 and the City was requesting imposition of the fines, which

would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,950 fine, which would continue to accrue until the property was in compliance.

Case: CE19041948

535 NW 23 AVE

Owner: WILLIAMS, CALVIN & CAROLYN

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,500 fine, which would continue to accrue until the property was in compliance.

Case: CE19050754

646 NW 14 TER

Owner: LAO, MAY SUM

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,950 fine, which would continue to accrue until the property was in compliance.

Case: CE19080323

812 SE 12 ST

Owner: SCHMID, FREDERICK W JR

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,100 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$6,100 fine.

Case: ENF-CODE-19100095

CITATION

508 SOLAR ISLE DR

Owner: 625 POINCIANA PROPERTY TRUST; REV LIV TR

This case was first heard on 10/8/19 to comply by 10/15/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,100 fine.

Complied, Closed, Withdrawn and Rescheduled Cases

Ms. Flynn accepted pages 76 through 79 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19082270

CE19031918

CE19061430

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
CE19100069 CE-19110386


Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 12:32 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate